



Marston Avenue, Acomb, York

£210,000

Stephensons
estate agents & chartered surveyors

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Marston Avenue,
York YO26 5DG

Est. 1871

£210,000

Set in a convenient residential location, this home presents a great opportunity for buyers looking to take on a project and create something tailored to their own tastes and requirements.

The accommodation is arranged over two floors and begins with an entrance hall leading through to a generous sitting room, offering a comfortable main living space. To the rear, the kitchen provides access out to the garden and offers scope for reconfiguration, with potential to create a more open and sociable layout, as has been done with other properties locally (subject to the necessary consents).

To the first floor, there are two well-proportioned bedrooms along with a house bathroom, completing the internal accommodation. While the property would benefit from a programme of modernisation throughout, the layout and proportions provide a solid foundation for improvement.

Externally, the house enjoys a good-sized rear garden which is currently in need of landscaping but offers excellent potential to create an attractive outdoor space. The property also benefits from a driveway to the front providing off-street parking for at least two vehicles.

Offered for sale with no onward chain, this property will appeal to buyers seeking a well-located home with clear scope to update and extend, subject to the relevant permissions.



Tenure: Freehold
Broadband Coverage: Up to 1000* Mbps
download speed
EPC Rating: D - 65
Council Tax: A - City of York
Current Planning Permission: No current
planning permissions

Imagery Disclaimer: Some photographs and
videos within these sales particulars may have
been digitally enhanced or edited for marketing
purposes. They are intended to provide a
general representation of the property and
should not be relied upon as an exact depiction.

*Broadband speeds are predicted based on the
address entered. You should check with
broadband suppliers in your area to confirm your
maximum speed available.



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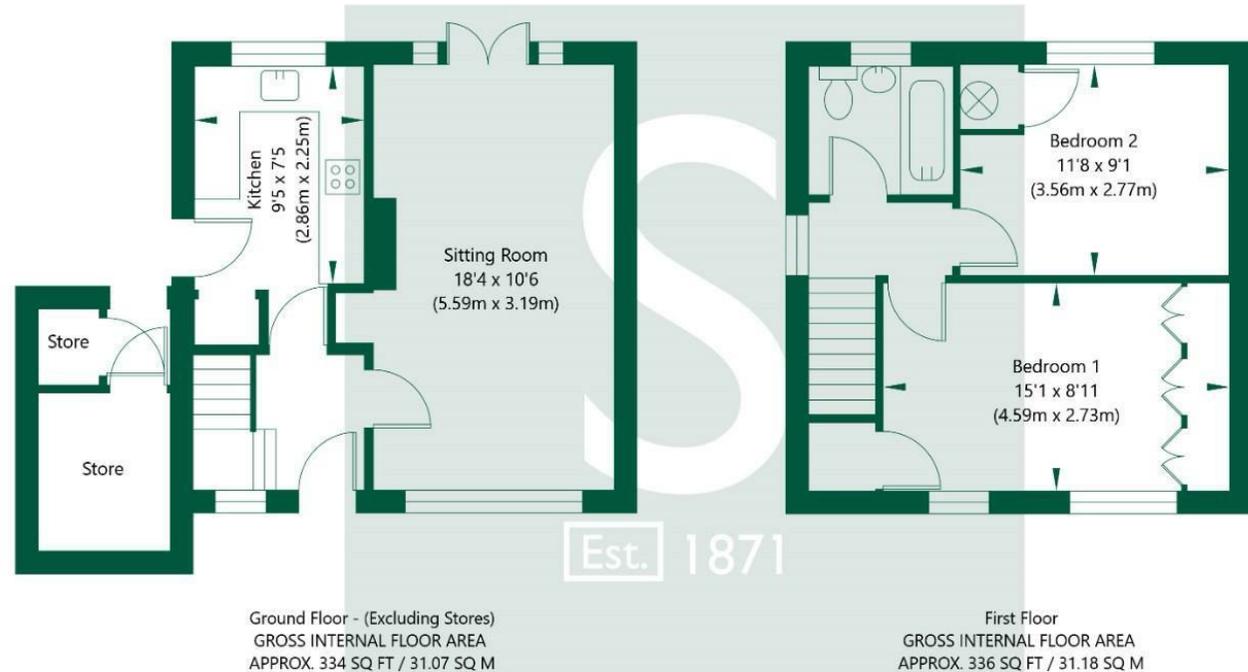
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 670 SQ FT / 62.25 SQ M - (Excluding Stores)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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